



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, R.E.
County Manager

February 15, 2011

Slurry Pavers, Inc.
1277 Mountain Road
Glen Allen, VA 23060

Re: Conditional Rezoning Case C-2C-11

Dear Sir:

The Board of Supervisors at its meeting on February 8, 2011, approved your request to conditionally rezone from B-3 Business District, M-1 Light Industrial District, and M-2 General Industrial District to M-2C General Industrial District (Conditional), Parcels 805-722-3777 and 805-722-9069 containing 14.54 acres, located on the south line of Nine Mile Road (State Route 33) at its intersection with Echo Avenue, described as follows:

BEGINNING at a point on the south line of Nine Mile Road, 387.23' west of the western line of Evergreen Road; thence S 12° 33' 27" W a distance of 166.42', to a point; thence S 70°41'33" E a distance of 65.00', to a point; thence S 12°33'29" W a distance of 350.00', to a point; thence N 79°50'59" W a distance of 325.87', to a point; thence N 15°19'15" E a distance of 64.45', to a point; thence N 71°19'24" W a distance of 170.02', to a point; thence S 14°28'06" W a distance of 437.25', to a point on the north line of Interstate Route 64, thence, along the north line of Interstate Route 64, N 45°17'09" W a distance of 480.74', to a point; thence N 48°02'02" W a distance of 265'± to a point in the centerline of the original location of Stony Run Creek; thence, in a northerly direction along the centerline of the original location of Stony Run Creek a distance of 600'±, to a point; thence S 66°44'04" E a distance of 232'±, to a point; thence N 23°15'56" E a distance of 170.00', to a point on the southern line of Nine Mile Road; thence, along the southern line of Nine Mile Road, S 68°28'34" E a distance of 69.05', to a point; thence S 63°41'34" E a distance of 99.63', to a point; thence S 70°24'34" E a distance of 99.80', to a point; thence S 74°59'50" E a distance of 4.35', to a point; thence S 75°06'54" E a distance of 96.27', to a point; thence S 70°41'49" E a distance of 64.35', to a point; thence leaving the southern line of Nine Mile Road, S 13°59'36" W a distance of 148.45', to a point; thence N 71°16'54" W a distance of 160.54', to a point; thence S 13°53'31" W a distance of 10.04', to a point; thence S 71°16'54" E a distance of 190.72', to a point; thence N 13°59'36" E a distance of 157.08', to a point on the southern line of Nine Mile Road; thence, along the southern line of Nine Mile Road, S 68°22'30" E a distance of 41.12', to a point; thence S 72°43'54" E a distance of 78.82', to a point, thence S 69°46'37" E a distance of 103.66', to the point of BEGINNING; containing 14.54± acres.

The Board of Supervisors accepted the following proffered conditions, dated February 1, 2011, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Use Restrictions.** The uses permitted on the Property shall include all uses permitted in a M-1 district and only the following M-2 uses:

- a. Contractor's equipment storage yard; and
- b. Sandblasting or cutting conducted inside the enclosed building.

The manufacturing or production of asphalt or other petroleum based paving products is not permitted on this site.

2. **Fence.** A minimum eight (8) foot high ornamental iron style fence shall be constructed along the upper employee parking area and as generally shown on the accompanying site plan marked Exhibit A (see case file). The ornamental iron style fence shall be supported by 2' x 2' x 8' brick columns spaced at 10' on center maximum. A gate shall be constructed from the fence across the access drive for entry into the upper employee parking area.

A minimum eight (8) foot high ornamental iron style fence shall be constructed along the frontage of Nine Mile Road within the limits of the 50' Transitional Buffer and a minimum eight (8) foot height chain link fence shall be constructed generally in the location shown on the accompanying site plan marked as Exhibit A (see case file). Gates shall be constructed from the fence across each access drive for entry into the storage and maintenance areas. The chain link fence material shall be black, vinyl coated, 2" mesh. The ornamental iron style fence shall be supported by 2' x 2' x 8' brick columns spaced at 10' on center maximum. The ornamental iron style fence shall be located within the Transitional Buffer and as shown on the accompanying site plan marked as Exhibit A (see case file).

3. **Buffers.** A landscaped or natural buffer area fifty (50) feet in width as measured from the existing right-of-way of Nine Mile Road shall be maintained along the northern boundary, east of the existing access road, as shown on the Conceptual Transitional Buffer Plan marked as Exhibit B (see case file) and the architectural rendering marked as Exhibit C (see case file). This buffer shall be equal to the Transitional Buffer 50 and provide opaque screening.

A landscaped or natural buffer area twenty-five (25) feet in width as measured from the property line shall be maintained along the eastern boundary of the adjacent B-3 zoned property as shown on the Conceptual Transitional Buffer Plan marked as Exhibit B (see case file). This buffer shall be equal to the Transitional Buffer 25 and provide opaque screening.

A landscaped or natural buffer area twenty-five (25) feet in width as measured from the existing right-of-way of Nine Mile Road shall be maintained along the northern boundary, west of the existing access road, as shown on the Conceptual Transitional Buffer Plan marked as Exhibit B (see case tile) and the architectural rendering marked as Exhibit C (see case tile). This buffer shall be equal to the Transitional Buffer 25.

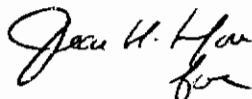
Utility easements, signage, and access drives shall be permitted within the aforesaid buffers. Any utility easement or roadway extended through the buffer areas shall be extended generally perpendicular thereto, unless otherwise specifically permitted at the time of Plan of Development review and where permitted, areas disturbed for utility installations shall be restored to the condition existing immediately prior to the disturbance.

Underbrush and fallen, diseased or dead plant growth may be removed from such buffer areas and if so removed additional plantings shall be added.

4. **Parking Lot Lighting.** Pole mounted parking lot lighting shall not exceed twenty (20) feet in height as measured from finish grade of the base of the lighting standard. The lamp, in the light fixture, shall be concealed.
5. **Paved Areas.** Driveways, employee parking areas and licensed fleet vehicle parking areas shall be paved. Provided, however, the equipment and storage areas may be graveled.
6. **Outdoor Storage.** The storage areas for equipment and materials incidental to road construction and maintenance shall be screened from public view from ground level at Nine Mile Road as set forth in Proffers 2 and 3.
7. **Outside Speakers.** No outdoor speakers shall be permitted on the property.
8. **Sign.** Any freestanding sign on the Property shall be ground mounted monumental-type sign with a brick base and shall not exceed six (6) feet in height above grade and shall not exceed fifty-four (54) square feet in area.
9. **Architectural Rendering.** The architectural rendering, marked as Exhibit C (see case tile), shall serve as reference for the proposed building improvements and proposed fencing.
10. **Severance.** The unenforceability, illegality, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

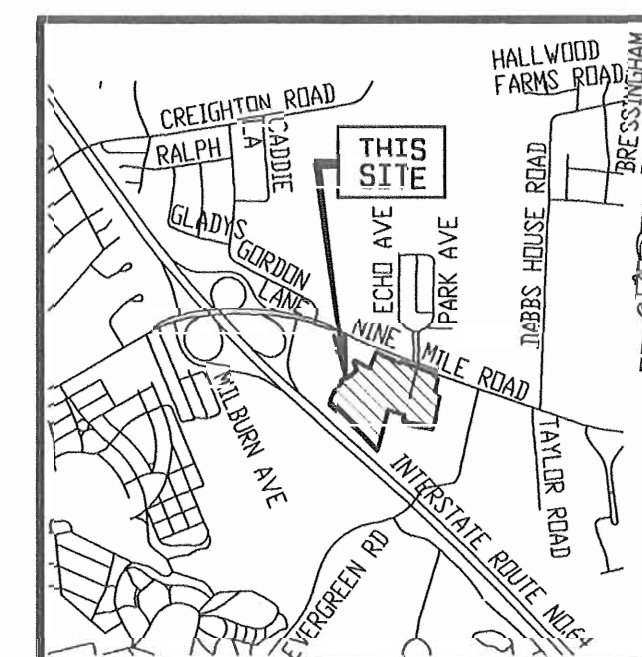
The Planning Department has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,

A handwritten signature in black ink, appearing to read "Virgil R. Hazelett".

Virgil R. Hazelett, P.E.
County Manager

pc: Virginia Truck Center - Richmond
Samuel J. Ellen, Jr.
Randy Hooker
Director, Real Estate Assessment
Conditional Zoning Index



FEEDA

**5625 S. LABURNUM AVENUE
RICHMOND, VIRGINIA 23231
PHONE: 804-236-0190
FAX: 804-236-0194**

**PO BOX 515
WICOMICO CHURCH,
VIRGINIA 22579
PHONE: 804-580-2227
FAX: 804-580-3334**

[illegible]

SLURRY PAVERS
I-64 & NINE MILE ROAD
VARINA DISTRICT, HENRICO COUNTY, VIRGINIA

CONCEPTUAL LAYOUT PLAN

DESIGNED BY: RFN . DRAWN BY: CIA . CHECKED BY: RFN

SCALE: 1"=60' DATE: OCT 28 2010 J N 10199

DRAWING NO:

1 OF 1

COAXIAL: 1



INTERSTATE ROUTE NO. 64
VARIABLE WIDTH R/W
PROJECT NO. 005-043-101
R/12021 C 501 SHEET 136

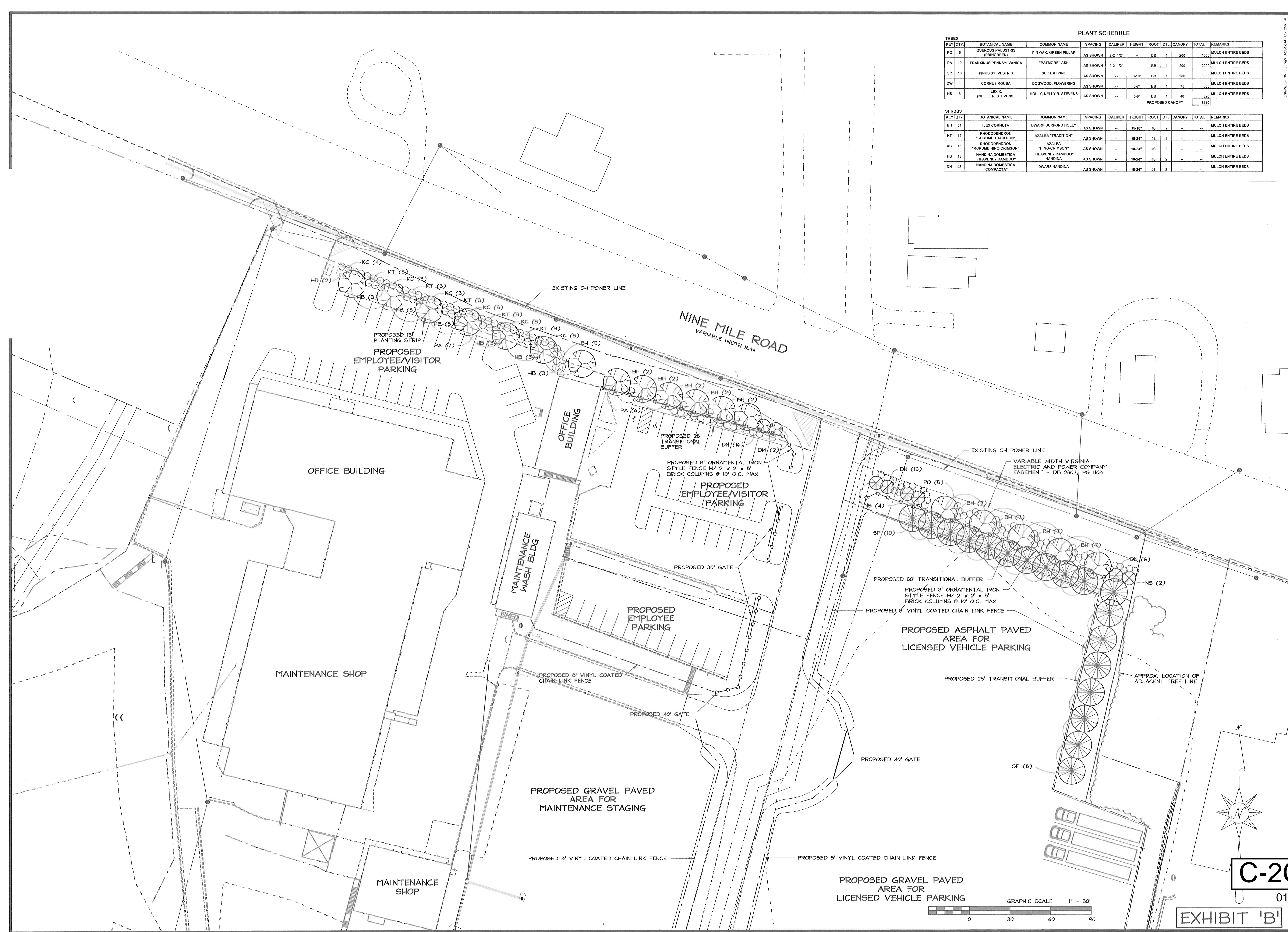
EDAE
ENGINEERING DESIGN ASSOCIATES

5625 LABURNUM AVENUE
RICHMOND, VIRGINIA 23231
PHONE: 804-236-0190
FAX: 804-236-0194

PO BOX 515
WICOMICO CHURCH 22579
PHONE: 804-580-2227
FAX: 804-580-3334

PLANT SCHEDULE										
TREES										
KEY QTY	BOTANICAL NAME	COMMON NAME	SPACING	CALIPER	HEIGHT	ROOT	DTL	CANOPY	TOTAL	REMARKS
PO 5	QUERCUS PALUSTRIS (PRINGREEN)	PIN OAK, GREEN PILLAR	AS SHOWN	2-2 1/2"	--	BB	1	200	1000	MULCH ENTIRE BEDS
PA 10	FRANKLINUS PENNSYLVANICA	"PATMORE" ASH	AS SHOWN	2-2 1/2"	--	BB	1	200	2000	MULCH ENTIRE BEDS
SP 18	PINUS SYLVESTRIS	SCOTCH PINE	AS SHOWN	--	8-10'	BB	1	200	3600	MULCH ENTIRE BEDS
DW 4	CORNUS KOUSA	DOGWOOD, FLOWERING	AS SHOWN	--	6-7'	BB	1	75	300	MULCH ENTIRE BEDS
NS 8	ILEX X. (NELLIE R. STEVENS)	HOLLY, NELLY R. STEVENS	AS SHOWN	--	5-6'	BB	1	40	320	MULCH ENTIRE BEDS
PROPOSED CANOPY									7220	

SHRUBS										
KEY QTY	BOTANICAL NAME	COMMON NAME	SPACING	CALIPER	HEIGHT	ROOT	DTL	CANOPY	TOTAL	REMARKS
BH 51	ILEX CORNUTA	DWARF BURFORD HOLLY	AS SHOWN	--	15-18"	#3	2	--	--	MULCH ENTIRE BEDS
KT 12	RHODODENDRON "KURUME TRADITION"	AZALEA "TRADITION"	AS SHOWN	--	18-24"	#3	2	--	--	MULCH ENTIRE BEDS
KC 13	RHODODENDRON "KURUME HINO-CRIMSON"	AZALEA "HINO-CRIMSON"	AS SHOWN	--	18-24"	#3	2	--	--	MULCH ENTIRE BEDS
HB 13	NANDINA DOMESTICA "HEAVENLY BAMBOO"	NANDINA	AS SHOWN	--	18-24"	#3	2	--	--	MULCH ENTIRE BEDS
DN 45	NANDINA DOMESTICA "COMPACTA"	DWARF NANDINA	AS SHOWN	--	18-24"	#3	2	--	--	MULCH ENTIRE BEDS



REVISION:

NO.	DATE	DESCRIPTION
1	01/13/11	COUNTY COMMENTS
2	01/17/11	COUNTY COMMENTS

ERRY PAVERS
& NINE MILE ROAD
DISTRICT . HENRICO COUNTY . VIRGINIA

CONCEPTUAL TRANSITIONAL BUFFER PLAN

DRAWN BY: TRH
SCALE: 1" = 30'

CHECKED BY:
DATE: DEC. 27, 2010

PROJECT NO: 10199

C-2C-11
012811 NO:
EXHIBIT 'B'

1 of 1

**SLURRY
PAVERS, INC.**

Licensed Vehicle
Parking Area

Parking Areas
Behind Fence

Brick Columns with Ornamental Wrought Iron Fence

Existing Building

Employee
Parking Area

Brick to Match
Existing with
EFIS Above

EXHIBIT C

C-2C-11

020211